

**6048 4 Street NE
Calgary, Alberta****MLS # A2227887****\$725,000**

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: n/a

Welcome to this extensively updated and expanded bungalow in the well-established community of Thorncliffe. Situated on a quiet street lined with mature trees and generous lot sizes, this home offers nearly 2,800 square feet of developed living space — significantly more than most bungalows in the area. It's the perfect fit for families or those looking to downsize without giving up location. At the center of the home is a truly impressive kitchen designed for those who love to cook and entertain. It features a massive island with seating, newer stainless steel appliances including an induction cooktop, deep oak cabinetry, three skylights that flood the space with natural light, and in-floor heating for added comfort. The living room offers a warm and inviting atmosphere with a bay window, hardwood flooring, and a three-way gas fireplace. French doors off the dining area open to a newly redone wraparound deck that extends your living space outdoors. Tucked into the corner of the low-maintenance backyard, you'll find a private hot tub — perfect for relaxing at the end of the day or enjoying quiet weekends year-round. A well-designed mudroom with built-in storage, sink, and backyard access adds function and convenience, especially for families on the go. The main floor also includes a spacious primary bedroom with a walk-in closet, two additional bedrooms, and a well-sized four-piece bathroom. Head downstairs and you'll appreciate the comfort of heated floors. Here, you'll find two oversized bedrooms — one with a built-in queen-size Murphy bed — a large recreation room with another gas fireplace, a full three-piece bathroom, and plenty of storage space. This home is packed with upgrades, including two hot water tanks, a hot water recirculation line for near-instant hot water, central air conditioning, elastomeric exterior paint, and newer

solar panels, which offer long-term energy savings and increased efficiency. Natural gas is also plumbed for your BBQ, and the roof, soffits, and eaves were replaced in 2023. For car lovers, hobbyists, or anyone needing extra space, the massive double oversized garage with high ceilings and in-floor heat offers endless possibilities. A large rear gate also provides access for RV parking — a rare and valuable inner-city feature. Thorncliffe offers unbeatable access to downtown, schools, shopping, and major routes like Deerfoot and Centre Street — all while maintaining a friendly, community-oriented atmosphere. This is a unique opportunity to own a spacious, move-in-ready home with modern upgrades in one of Calgary’s most convenient and established neighborhoods.